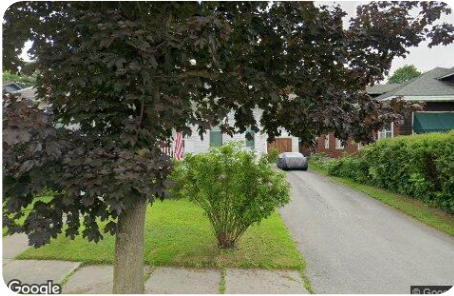


Residential (General/Single) **RESIDENTIAL**

60 LINCOLN AVE

RUTLAND, VT 05701

\$226,548 TopHap Estimate · confidence 81 · as of Jul 14, 2026



0.18 ac
LOT SIZE

VALUATION

\$227K

\$184K low

\$269K high

Last Sale

\$190,000 · Aug 1, 2025

Est. Owner Equity

\$226,548

TAX & ASSESSMENT

Assessed Value **\$124,700**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	RUTLAND
Lot (acres)	0.18
Pool	No

CLIMATE RISK

1
FLOOD

2
WILDFIRE

59
HEAT

86
STORM

12
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 25, 2025	Non-arms-length	Deed	\$190,000		
May 23, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rutland Middle School	Middle	7–8	0.3 mi
Northwest Primary School	Elementary	PK–2	0.8 mi
Rutland High School	High	9–12	1.1 mi

District: Rutland City School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

| NEIGHBORHOOD · ZIP 05701

108 CRIME INDEX	80 AIR POLLUTION	20,036 POPULATION	\$61K MEDIAN IN-COME	42°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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